

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **April 13, 2011 6:00 p.m.**

3 **Providence City Office Building**
4 **15 South Main, Providence, UT 84332**

5
6 **Chairman: G Busch**
7 **Commissioners: S Flammer, R Sneddon, R Gustaveson, C Kirk**
8 **Excused:**
9 **Alternates: L Frank, R Cecil**

10
11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of March 23, 2011.

13 **Motion to approve the minutes with the following changes: R Sneddon, C Kirk second**

14 Page 1 – Line 29 – Park in conjunction with Hampshire Park in the new annexation.

15 **Vote: Yea: G Busch, S Flammer, R Sneddon, R Gustaveson, C Kirk**

16 **Nay: None**

17 **Abstain: None**

18 **Excused: None**

19
20 **PUBLIC HEARING:**

21 The Providence City Planning Commission will hold a public hearing to receive public comment on proposed changes
22 to the following chapter in Providence City Code Title 10 Zoning Regulations, Chapter 5 Hazard Zones by adding
23 Chapter 16 Flood Plain Management Regulations.

24 **Motion to open the public hearing: S Flammer, C Kirk second**

25 **Vote: Yea: G Busch, S Flammer, R Sneddon, R Gustaveson, C Kirk**

26 **Nay: None**

27 **Abstain: None**

28 **Excused: None**

29 No public was present.

30 **Motion to close the public hearing: C Kirk, R Gustaveson second**

31 **Vote: Yea: G Busch, S Flammer, R Sneddon, R Gustaveson, C Kirk**

32 **Nay: None**

33 **Abstain: None**

34 **Excused: None**

35
36 **ACTION ITEM:**

37 **Item No. 1.** The Providence City Planning Commission will consider for recommendation to the City Council a request
38 to amend Providence City Code Title 10 Zoning Regulations, Chapter 5 Hazard Zones by adding Chapter 16 Flood
39 Plain Management.

40 S Bankhead explained to the Commission that FEMA requires cities to have maps of potential flood areas. In order for
41 citizens to be able to have flood insurance there has to be an ordinance. She took a draft ordinance from FEMA that they
42 requested her to use and made sure that she got everything out of the model so that it could be matched as close as
43 possible. She felt the best thing to do was to create chapter 16 so there is more detail in the regulations.

44 R Sneddon asked why we switched to FEMA from the Corp. of Engineers.

45 S Bankhead said this is to provide an avenue for people to get flood insurance if they need it.

46 The original map took in practically the north end of the City. This map stays close to Spring Creek.

47 G Busch said this map is more accurate.

48 R Sneddon asked if a hydrologist was to draw a flood plain map for 100 year storm event how close would the FEMA
49 map be.

50 S Bankhead said they are supposed to be very close. This is strictly for homeowner's insurance provisions. If the cause
51 of the flood is interior caused that is covered by homeowner's insurance. If it's exterior flooding you have to have flood
52 insurance.

53 S Bankhead said Chapter 16 is completely new. She explained the language that was used in this ordinance. She told the
54 Planning Commission that as long as their changes make the ordinance more restrictive it can be done. This ordinance
55 needs to be passed by April 22nd.

56 R Sneddon asked if the City has any liability for flooding.

57 S Bankhead said the City is not liable. It is written in Chapter 16 and it is also in our Building Code.

1 Motion to approve with the following change: 10-16-6: "change greater than 50 lots or 5 acre subdivisions" to
2 "all subdivisions". S Flammer, C Kirk second

3 Vote: Yea: G Busch, S Flammer, R Sneddon, R Gustaveson, C Kirk
4 Nay: None
5 Abstain: None
6 Excused: None
7

8 **STUDY ITEM:**

9 **Item No. 1.** The Providence City Planning Commission will discuss a request from Amsource for final plat approval
10 for the Alder Square Commercial Subdivision-Phase 3 Lot 114 located at approximately 100 North Highway 165.
11 S Bankhead told the Commission that DRC has worked with KC Bills on this. The final plat is ready for approval but
12 the developer has to obtain signed construction drawings, Performance and Warranty bonds and the approved
13 Development Agreement.

14 KC Bills explained that this plat is for Sears. Before Sears can buy the land it has to be subdivided. They will come in
15 with a site plan when they are ready to build.

16 S Bankhead explained that Gold's Gym is Phase 2 Lot 113 so this will be called Phase 3 Lot 114.

17 KC Bills explained where and how big the building will be.

18 S Bankhead said this meets all the requirements for the final plat.

19 R Gustaveson asked about parking.

20 KC Bills said extending the parking will be Sears's responsibility.

21 G Busch asked if there will still be room for a walking path to the road behind the Maceys development.

22 KC Bills said there will still be room to do that. The asphalt behind the building will comply with the fire code and
23 deliveries.
24

25 **ACTION ITEMS CONT:**

26 **Item No. 2.** The Providence City Planning Commission will consider a request from Amsource for final plat approval
27 for the Alder Square Commercial Subdivision-Phase 3 Lot 114 located at approximately 100 North Highway 165.

28 Motion to approve: C Kirk, R Gustaveson second

29 Vote: Yea: G Busch, S Flammer, R Sneddon, R Gustaveson, C Kirk
30 Nay: None
31 Abstain: None
32 Excused: None
33

34 **STUDY ITEM CONT:**

35 **Item No. 2.** The Providence City Planning Commission will discuss amending the General Plan.

36 G Busch asked about the flood zone on the hazard zone map.

37 S Bankhead said this should be the corrected FEMA map. She told them that M Pierce is updating the park map and
38 getting the acreage amount of parks for the Commission.

39 S Flammer told the Commission about a park in Redding, CA that she saw. She liked the fact that it was in the middle
40 of town but seemed to be out in the middle of nowhere.

41 S Bankhead said there is about 127 acres at the north end of town. Part of it isn't good for building but it could be used
42 for trails and more natural type vegetation.

43 G Busch said it would be nice to have a large more natural park.

44 S Bankhead said the Von's park area could be opened up some. When you get into the draw it is a more natural area.

45 K Thompson said taking care of parks is a real headache.

46 D Calderwood reminded the Commission of the new trail up the Canyon.

47 C Kirk said the City should utilize the parks they have.

48 R Gustaveson said he would rather see big parks than small ones.

49 G Busch asked about the storm water master plan.

50 S Bankhead said storm water is part of utilities now. It has its own federal guidelines that have to be applied.

51 G Busch would like to use the storm water map to determine more hazard areas.

52 S Bankhead asked if the Commission would like to look at something like the Innovation Campus in North Logan for
53 the northeast corner of the City. There are companies that look for areas that are low impact office buildings.

54 R Sneddon said he believes that this would be considered low income.

55 S Bankhead said Staff will work with Brian Carver from Bear River on the moderate income housing. She said we
56 cannot use Providence City median income we have to use the County median income. It is a percentage of the median
57 income. Median income housing is strongly suggested but not necessarily required. Each City has to look at how much
58 they have.

1 R Sneddon said median income housing is a good idea he just would like to see it dispersed.
2 S Bankhead said that would work if the City would look at diversity in the zoning.
3 R Sneddon said he would like to talk more about mixed use and density in zoning.
4 G Busch said he would like for Staff to take everything the Commission has talked about and incorporate it into the
5 general plan.
6

7 **STAFF REPORTS:**

8 S Bankhead told the Commission that there isn't anything new coming into town. She told them that the Dan Cox
9 annexation will go to City Council on April 26th. She will talk to Brian Carver and get some information for the
10 Commission on moderate income housing.
11 D Calderwood talked about the deer problem.
12

13 **COMMISSION REPORTS:**

14 None
15

16 **Motion to adjourn: S Flammer, C Kirk second**

17 **Vote: Yea: G Busch, S Flammer, R Sneddon, R Gustaveson, C Kirk**

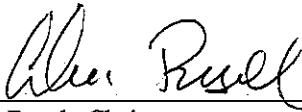
18 **Nay: None**

19 **Abstain: None**

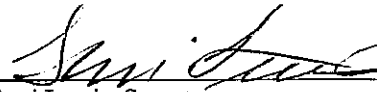
20 **Excused: None**
21

22 Meeting adjourned at 7:20 p.m.

23 Minutes taken and prepared by Terri Lewis
24
25

26 
27 _____

28 Glen Busch, Chairman



Terri Lewis, Secretary

Planning Commission Meeting

April 13, 2011

Please Sign In

Name

City of Residence

K.C. Bills (Ansara)
Keith Thompson

PROVIDENCE